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SSS COMMERCIAL REAL ESTATE

Wasilla Airport Hangar Condo Unit 3

Insulated, Heated, T-Hangar
Unit #3 is part of a pre-engineered R&M Steel hangar
complex at PAWS



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Property Overview

Wasilla Airport Hangar Condo Unit 3
Wasilla Municipal Airport (PAWS)
Heated T Hangar with Built in Storage

Hangar Size

Approx. 1,178 SF

This approximately 1,178-square-foot aircraft hangar condo unit is located within the Wasilla Municipal Airport and offers direct taxi access to the fueling area. Unit #3 is part of a pre-engineered R&M Steel hangar complex situated on Airport Lease Parcel #15 and is held as a leasehold interest under a ground lease with the City of Wasilla.

The hangar features a Schweiss bifold aircraft door measuring approximately 41.6 feet wide by 12.5 feet high, a standard personnel door, a smooth-finish concrete slab, spray-urethane wall insulation, three natural-gas-fired unit heaters, and overhead fluorescent lighting. Additional improvements include a professionally installed, floor-mounted aircraft winch system and custom-built storage shelving along the rear wall.

This is a functional and well-located unit suited for private aircraft storage, light maintenance, and general aviation use at one of the Mat-Su's established airport facilities.

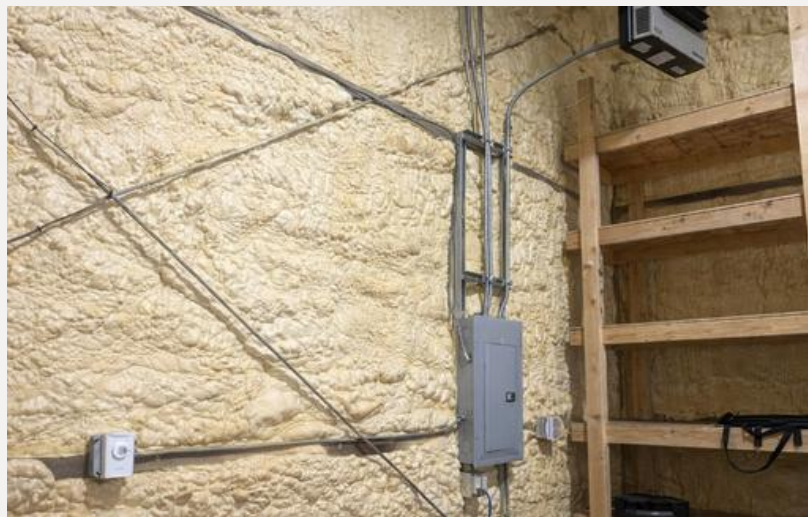


Showings

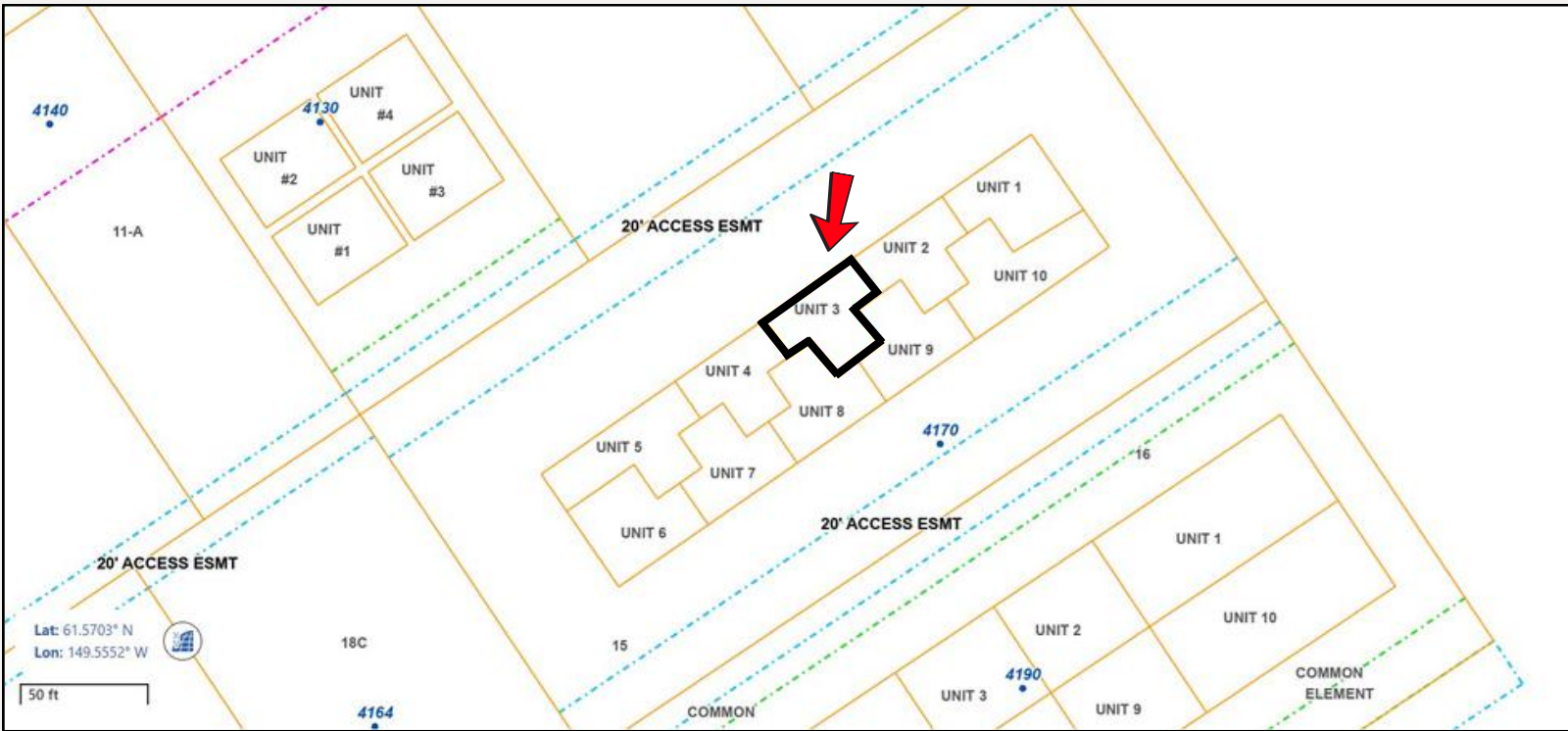
Tours by appointment only,
Call Stewart Smith: 907-727-8686



Price: \$255,000

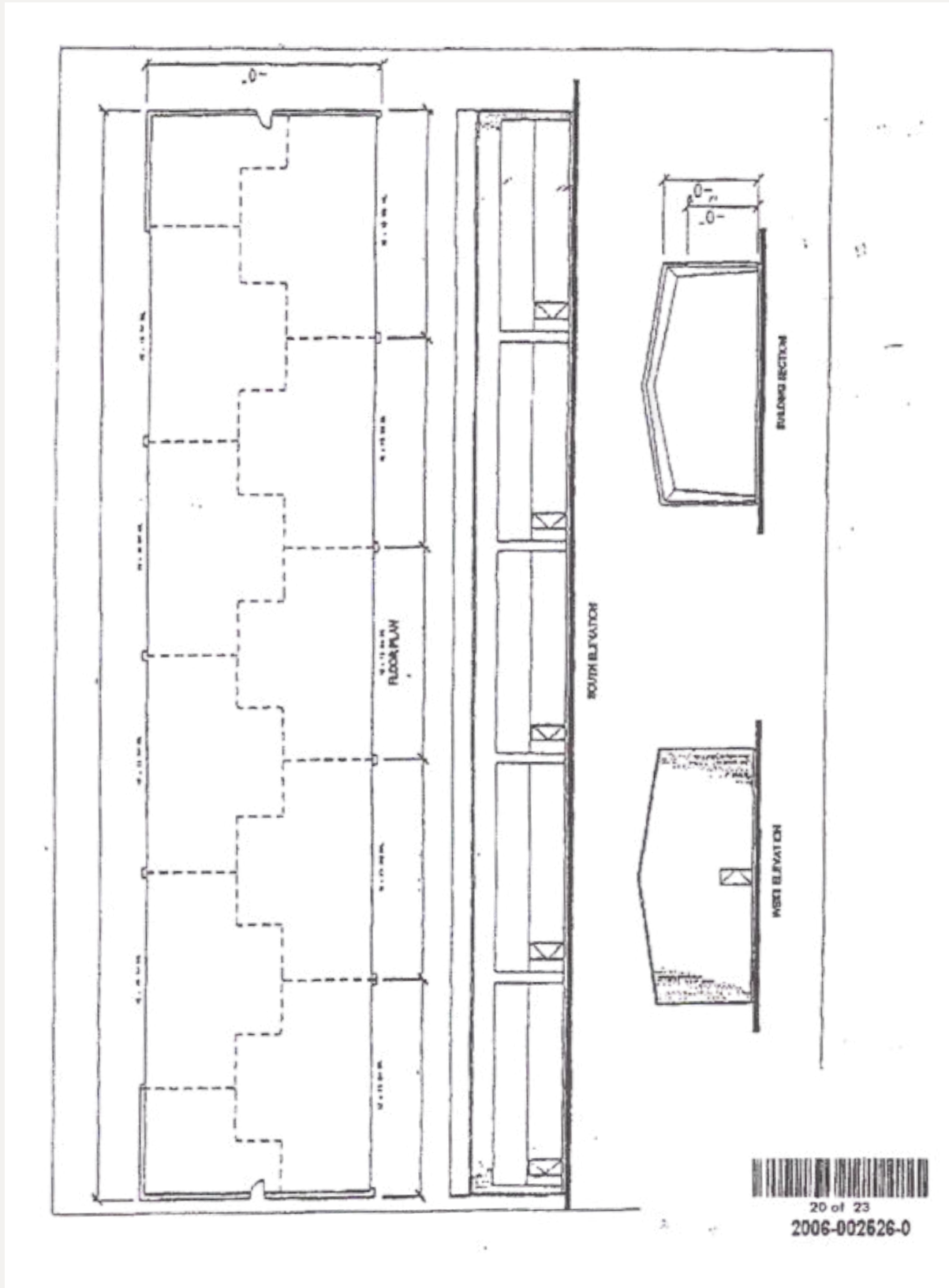


Location Map



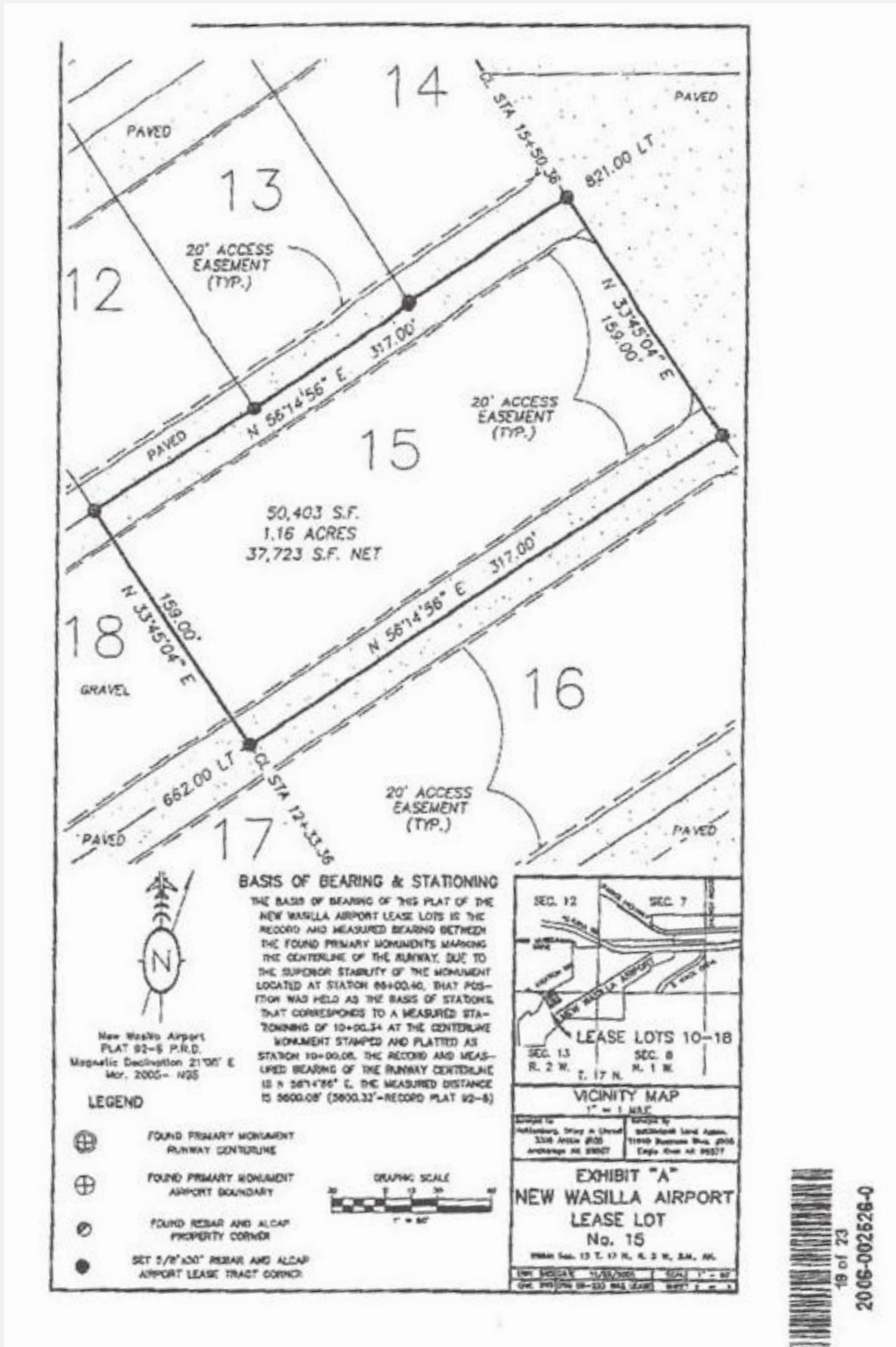
Building Layout- T-Hangar Row Configuration

The diagram below illustrates the T-hangar layout for the subject building, including unit divisions, shared wall placement and door positions. This is included for reference to demonstrate the overall building configuration.



Ground Lease Parcel Map

Positioned on Lease Lot 15 at the Wasilla Municipal Airport, the property is held under a long-term ground lease with the City of Wasilla. The map below highlights the lease boundaries, taxi-lane access, and recorded easement area tied to the parcel.



Ground Lease

City of Wasilla Lease Lot 15

This LEASE is between the CITY OF WASILLA, an Alaskan municipal corporation hereinafter referred to as the "Lessor", and ALASKAN HANGARS, LLC [] an individual, [] a partnership, [] an Alaskan Corporation, hereinafter referred to as the "Tenant".
VAN LLC

The parties hereby agree as follow:

ARTICLE 1

PREMISES, TERMS AND RENTALS

Section 1.1 Premises

Lessor leases to tenant, and tenant leases from lessor, the following described real property (hereinafter "the Property"):

Lease Lot 15, New Wasilla Airport Lease Lots, Palmer Recording District, Third Judicial District, State of Alaska, as shown on Exhibit A to the Lease containing 50,403 square feet.

Section 1.2 Term

The term of this lease shall be for a period of thirty (30) years, commencing on the 25th day of January 2006 (the Commencement Date), and expiring on the 24th day of January, 2036, unless sooner terminated as provided in this lease.

Section 1.3 Rent

- (a) Tenant shall initially pay to the Lessor the amount of, Two Hundred Fifty Two Dollars and One Cent (\$252.01) per month (\$0.06 per square foot annually) payable monthly in advance beginning on the 1st day of February, 2006, and on the first day of each month thereafter at the office of the Lessor. Failure to pay rent by the tenth (10th) day of the month shall obligate the Tenant to pay a late charge of ONE HUNDRED DOLLARS (\$100.00) for each late payment.
- (b) All taxes, charges, costs and expenses that the Tenant is required to pay, and all damages, costs and expenses that the Lessor may incur by reason of any default of the Tenant or failure on the Tenant's part to comply with the terms of the lease, shall be deemed to be additional rent and in the event of nonpayment by the Tenant, the Lessor shall have all the rights and remedies with respect thereto that the Lessor has for the nonpayment of the basic rent.

Section 1.4 Rent Adjustment

At each five-year interval, the fair market value of the Property leased to the Lessee and an appropriate lease rate shall be determined by the City Council in a manner deemed appropriate by





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T-Hangar

Straightforward Space, Direct Runway Access

Disclaimer

SSS Commercial Real Estate

The information contained herein has been obtained from the Mat-Su Borough and other public and private sources deemed reliable; however, its accuracy is not warranted or guaranteed.

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